

# ACRES

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# DRAFT

- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- FITTED KITCHEN
- DOWNSTAIRS BATHROOM
- SEPARATE W.C.
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



**WIMPOLE GROVE, BIRMINGHAM, B44 0EG - OFFERS IN THE REGION OF £190,000**

This well-presented semi-detached family home is situated in the heart of Kingstanding, Birmingham, offering excellent access to local shops, public transport links, and highly regarded schools nearby. The property benefits from a driveway to the front, providing convenient off-road parking. Internally, an entrance hallway leads into a spacious and well-maintained living room, creating a welcoming space for everyday family life. The ground floor also features a fitted kitchen, a family bathroom, and a separate W.C. To the first floor, a central landing provides access to two generous double bedrooms and a good-sized third single bedroom, making the property ideal for growing families. Externally, the home boasts a large rear garden with a patio seating area leading onto a lawn, offering plenty of space for outdoor entertaining, children to play, or further landscaping potential. Offered with no upward chain, this property presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a well-located home. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed via block paved driveway allowing off road parking to front along with access into;

**HALLWAY:** 4'4 x 3'7: Stairs to first floor and doors into;

**LIVING ROOM:** 17'5(into bay) / 14'11max x 12'9min: A great size living area with fire surround and fire, radiator, double glazed bay window to front and door into;

**KITCHEN:** 9'9 x 7'5: A fitted kitchen with drawer base and eye level units, work surface, sink and drainer, double glazed window and door to rear, space and plumbing for cooker, washing machine, fridge freezer and door into pantry and doors into;

**DOWNSTAIRS BATHROOM:** 6'6 x 5'8: Fitted panelled bath with shower over, wash hand basin, radiator and double-glazed opaque window to rear.

**SEPARATE W.C.:** 4'3 x 2'7: Close couple W.C., radiator and double-glazed opaque window to rear.

**LANDING:** 7'6 x 2'8: Double glazed window to side and doors into;

**BEDROOM ONE:** 17'2max x 13'1min / 11'3: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 13'4 x 9'5: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 10'2 x 7'4: A final spacious single bedroom with double glazed window to rear and radiator.

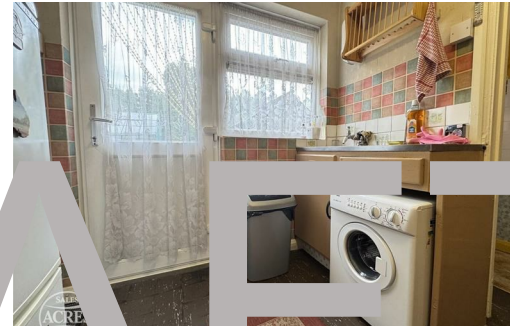
**REAR GARDEN:** A good size garden with patio area and long lawn with fencing to borders.

**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

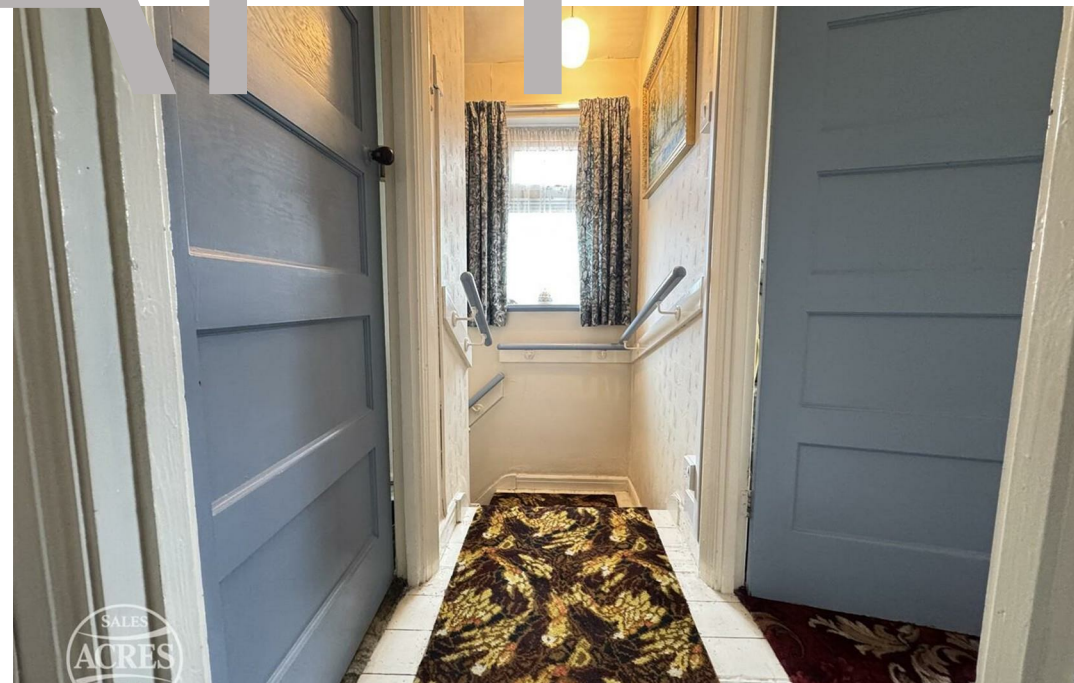
**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



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**COUNCIL TAX BAND:** B **COUNCIL:** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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Wolverley Grove, Birmingham B34 0EG



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide MoveButler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.